088.0	0001	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,100 / 657,100
					USE VALUE:	657,100 / 657,100
					ASSESSED:	657,100 / 657,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIMMER LEORA &
Owner 2:	KELLER JULIA
Owner 3:	
Street 1:	46 WOODSIDE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONARDI DANIEL M -
Owner 2:	BONARDI ALEXANDRA -
Street 1:	46 WOODSIDE LN
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,835 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 1332 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7835.000	198,600		458,500	657,100
Total Card	0.180	198,600		458,500	657,100
Total Parcel	0.180	198,600		458,500	657,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.32 | /Parcel: 493.3

Legal Description

User Acct

55692

GIS Ref

GIS Ref

Insp Date

11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0028.0

!7147!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	198,600	0	7,835.	458,500	657,100	657,100	Year End Roll	12/18/2019
2019	101	FV	169,800	0	7,835.	465,100	634,900	634,900	Year End Roll	1/3/2019
2018	101	FV	169,800	0	7,835.	347,200	517,000	517,000	Year End Roll	12/20/2017
2017	101	FV	169,800	0	7,835.	314,400	484,200	484,200	Year End Roll	1/3/2017
2016	101	FV	169,800	0	7,835.	301,300	471,100	471,100	Year End	1/4/2016
2015	101	FV	168,900	0	7,835.	255,500	424,400	424,400	Year End Roll	12/11/2014
2014	101	FV	168,900	0	7,835.	242,400	411,300	411,300	Year End Roll	12/16/2013
2013	101	FV	168,900	0	7,835.	230,600	399,500	399,500		12/13/2012

PRINT

Date	Time
12/10/20	21:49:22

LAST REV

Date	Time
04/30/19	15:40:22

apro

PAT ACCT.

7147

USER DEFINED

Prior Id # 1:	55692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONARDI DANIEL	57687-322		10/21/2011		395,000	No	No		
JOHNSON ALEXIS	38213-96		3/7/2003		324,200	No	No		
SWOBODA PAUL	31457-298		5/31/2000		289,000	No	No		
	14386-354		8/1/1981		74,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/1994	335	Manual	1,300					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	BS	Barbara S
6/26/2012	External Ins	BR	B Rossignol
1/21/2012	MLS	EMK	Ellen K
12/2/2008	Meas/Inspect	372	PATRIOT
7/9/2003	MLS	MM	Mary M
8/19/2000	MLS	MM	Mary M
1/19/2000	Meas/Inspect	277	PATRIOT
8/5/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7835		Sq. Ft.	Site		0	70.	0.84	5									458,537						458,500	

Total AC/HA: 0.17987 | Total SF/SM: 7835 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 458,537 | Spl Credit | Total: 458,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.95467681
Adj $ / SQ:	122.437
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	269837
Depreciation:	71237
Depreciated Total:	198600

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

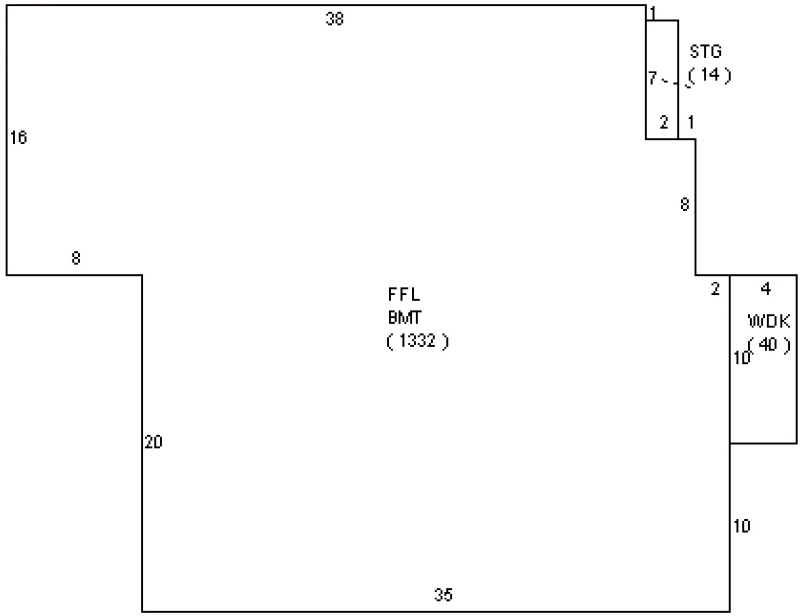
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	122.44
Special Features:	0	Val/Su Net:	73.07
Final Total:	198600	Val/Su SzAd	149.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,332	36.730	48,926
FFL	First Floor	1,332	122.440	163,086
WDK	Deck	40	15.270	611
STG	Storage	14	15.270	214

Net Sketched Area:	2,718			Total:	212,837
Size Ad	1332	Gross Are	2718	FinArea	1332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

088.0-0001-0028.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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